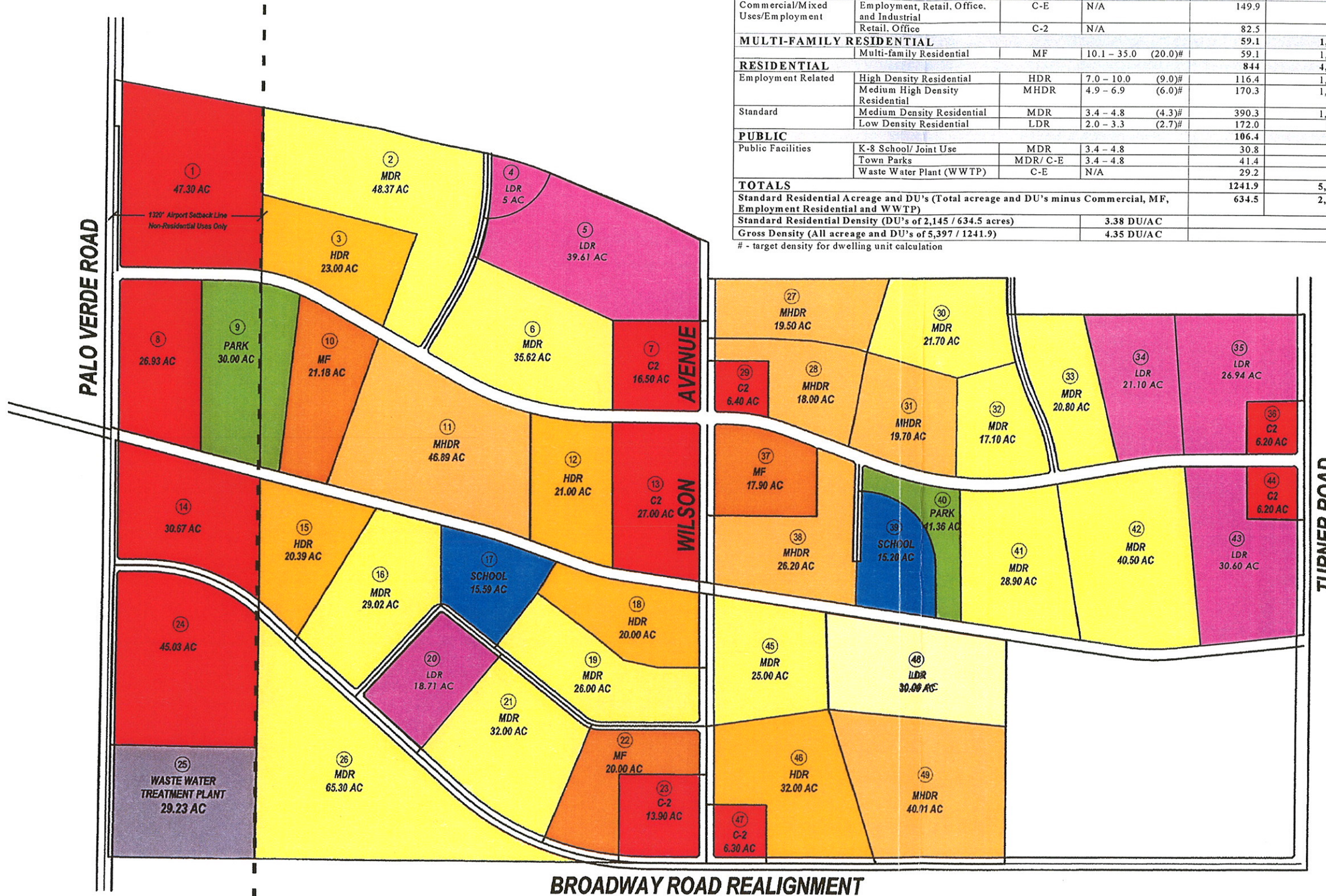


1241 ACRE COMMUNITY MASTER PLAN Conceptual Land Use Summary Table

Land Use Category	Allowable Land Uses	Zoning Category	Density DU/AC	Gross Acres	Dwelling Units
COMMERCIAL					
Commercial/Mixed Uses/Employment	Employment, Retail, Office, and Industrial	C-E	N/A	149.9	-
	Retail, Office	C-2	N/A	82.5	-
MULTI-FAMILY RESIDENTIAL					
Multi-family Residential		MF	10.1 - 35.0 (20.0)#	59.1	1,182
				59.1	1,182
RESIDENTIAL					
Employment Related	High Density Residential	HDR	7.0 - 10.0 (9.0)#	116.4	1,048
	Medium High Density Residential	MHDR	4.9 - 6.9 (6.0)#	170.3	1,022
Standard	Medium Density Residential	MDR	3.4 - 4.8 (4.3)#	390.3	1,678
	Low Density Residential	LDR	2.0 - 3.3 (2.7)#	172.0	467
PUBLIC					
Public Facilities	K-8 School/ Joint Use	MDR	3.4 - 4.8	30.8	-
	Town Parks	MDR/ C-E	3.4 - 4.8	41.4	-
	Waste Water Plant (WWTP)	C-E	N/A	29.2	-
TOTALS				1241.9	5,397
Standard Residential Acreage and DU's (Total acreage and DU's minus Commercial, MF, Employment Residential and WWTP)				634.5	2,145
Standard Residential Density (DU's of 2,145 / 634.5 acres)				3.38 DU/AC	
Gross Density (All acreage and DU's of 5,397 / 1241.9)				4.35 DU/AC	

- target density for dwelling unit calculation



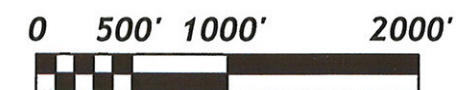
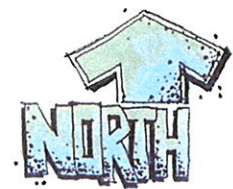
SilverRock

Conceptual Land Use Plan

Prepared for :



Prepared by :



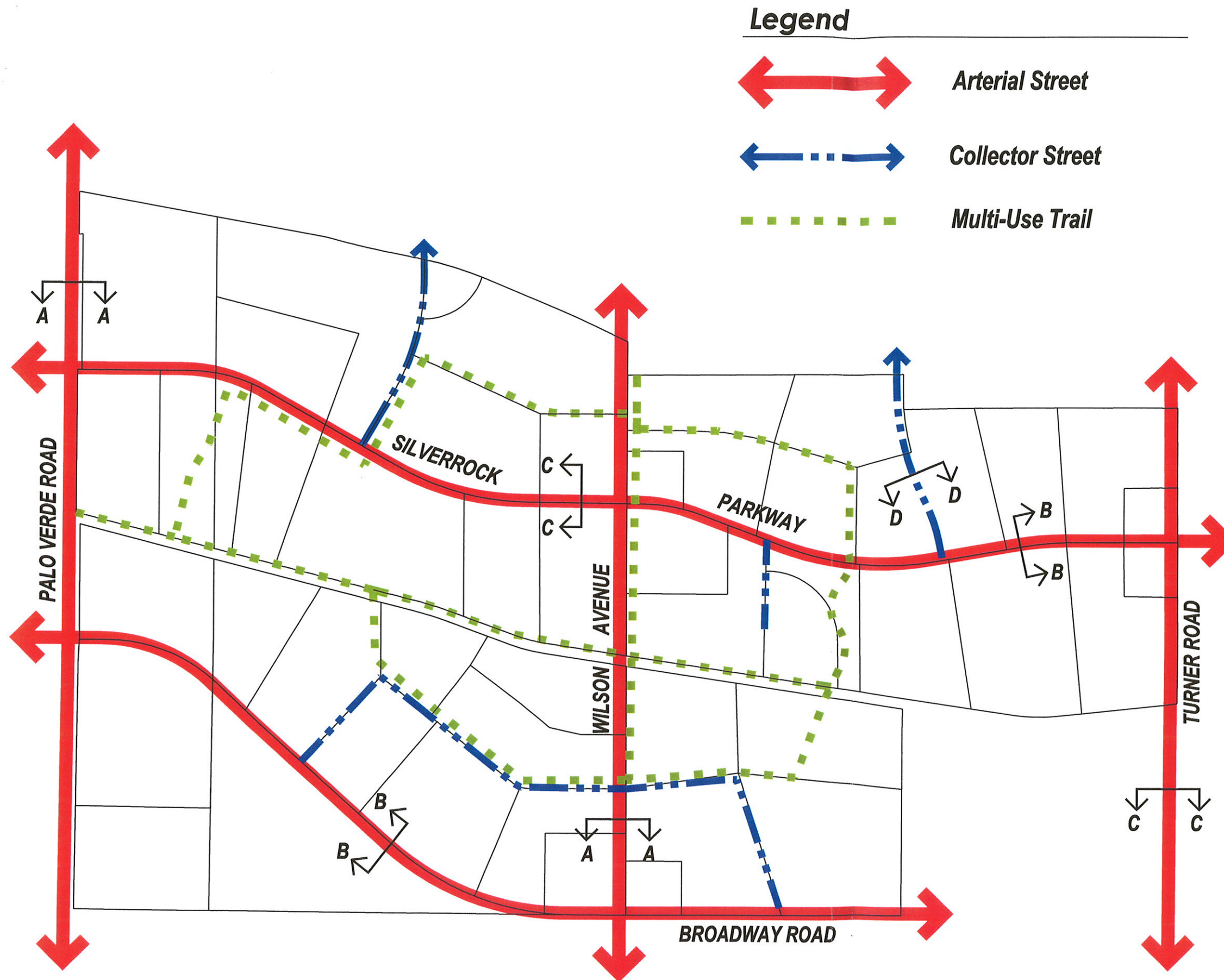
Scale in Feet
4.12.2004

Master Street and Circulation Plan

Prepared for :



Prepared by :



Scale in Feet
9.24.2004